

**Town of Milton**  
**115 Federal Street**  
**Milton, DE 19968**



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**Milton Town Council sitting as the Board of Appeals**  
**Meeting Minutes**  
**Monday, January 11, 2021**  
**6:30 pm Regular Meeting**

1. Call to Order- Mayor Kanakos called the meeting to order.
2. Roll Call-  
Councilwoman Meredith  
Councilman Baty  
Mayor Kanakos  
Councilman Garde (virtual)  
Councilman Cote (virtual)
3. Additions or Corrections to the Agenda
4. Agenda Approval  
Councilwoman Meredith made a motion to approve the agenda; seconded by Councilman Baty.  
Motion carried.
5. Moment of Silence
6. Pledge of Allegiance to the Flag
7. Presentation of 2021 Property Tax Assessment Appeals - order of appeals heard will be at the discretion of Mayor and Council  
Seth Thompson explained the Town Charter requirements for tax appeals.  
Mr. Harvey Hutton filed an appeal and called in to speak to Council regarding his tax assessment. Mr. Hutton inherited the property from his son in 2011; since that time there have been four properties for sale ranging from \$170,000 to \$200,000. In the spring of 2020 a waterfront lot sold for \$120,000 and two additional lots have sold for \$160, 000. Those lots have between 85-120 feet of waterfront footage; his lot has 50+ feet of waterfront footage. The purchase price of the lot was \$250,000 and the assessed value is \$200,000.  
Eric Piner from Pearson Appraisal Services Inc. stated the last town assessment was done in 2009. He presented Council with a spreadsheet of comparable lots in the Wagamons West Shore development including the assessed value of the lots and the sale prices. The average sale

price for the waterfront lots is \$175,000 with an average value of \$200,000 based on the 2009 assessment. Discussion was held on how the 2009 assessment was calculated and the difference between property value and sale prices.

Councilman Baty made a motion to close the public hearing; seconded by Councilman Garde. Motion carried.

8. Old Business- None

9. New Business – Discussion and possible vote on the following items:

- a. Discussion and vote on the 2021 property tax assessment appeals - order of decisions on the appeals will be at the discretion of Mayor and Council.

Councilman Garde made a motion to reject the appeal of Mr. Harvey Hutton; seconded by Councilman Baty.

Councilwoman Meredith is comfortable with the methodology of the assessment the town uses and voted yes to reject the tax value appeal.

Councilman Baty felt the rationale for the assessment done in 2009 was accurate and it was fair value so he votes yes to reject.

Councilman Cote voted yes to reject based on the process and method used was consistent throughout the Town.

Councilman Garde was empathetic towards Mr. Hutton's appeal but feels the assessment was made fairly, professionally and consistently throughout the Town. He voted in favor of the motion to reject the appeal.

Mayor Kanakos stated the current value of the property has to be ignored, he feels the property was fairly assessed and for that reason he votes to reject the appeal.

Motion carried 5-0.

10. Adjournment

Councilman Baty made a motion to adjourn; seconded by Councilwoman Meredith.